

020.A

0003

0308.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

528,900 / 528,900

USE VALUE:

528,900 / 528,900

ASSESSED:

528,900 / 528,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
32		HAMILTON RD, ARLINGTON

**OWNERSHIP**

Unit #: 308

Owner 1: DIESING LOIS R / ETAL / TRS

Owner 2: LOIS R DIESING TRUST

Owner 3:

Street 1: 32 HAMILTON ROAD #308

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: DIESING LOIS -

Owner 2: -

Street 1: 32 HAMILTON ROAD #308

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6048																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	528,900			528,900		
							145499
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

PREVIOUS ASSESSMENT								Parcel ID	020.A-0003-0308.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	513,500	0	.	.	513,500	513,500	Year End Roll	12/18/2019
2019	102	FV	481,600	0	.	.	481,600	481,600	Year End Roll	1/3/2019
2018	102	FV	396,200	0	.	.	396,200	396,200	Year End Roll	12/20/2017
2017	102	FV	367,800	0	.	.	367,800	367,800	Year End Roll	1/3/2017
2016	102	FV	367,800	0	.	.	367,800	367,800	Year End	1/4/2016
2015	102	FV	344,400	0	.	.	344,400	344,400	Year End Roll	12/11/2014
2014	102	FV	326,100	0	.	.	326,100	326,100	Year End Roll	12/16/2013
2013	102	FV	326,100	0	.	.	326,100	326,100		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DIESING LOIS,	73396-262	2	10/2/2019	Convenience	10
	16341-173		8/1/1985		122,400
					No No Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/13/2017									12/13/2017	Measured	DGM	D Mann											
5/6/2000									5/6/2000		197	PATRIOT											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	648-0266, Building Number 32.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average										
Prime Wall:	7 - Brick			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	BRICK			A Kits:		Rating:											
View / Desir:	W20 - WATER 20			Fapl:	0	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C - Average			<b>CONDOS INFORMATION</b>													
Year Blt:	1985	Eff Yr Blt:		Location:	C - Corner View												
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:	3 - 3rd Floor												
Const Mod:				% Own:	0.762099981												
Lump Sum Adj:				Name:	35 - 6050												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	4	2	0				
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	4 - Carpet			Override:			%	Baths:									
Sec Floors:		%		Total:	20.4	%		Plumbing:									
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	320.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.15861690			General:									
Electric:	3 - Typical			Const Adj.:	1.25949597			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>					
Insulation:	2 - Typical			Adj \$ / SQ:	466.967			Rate	Parcel ID	Typ	Date	Sale Price		<b>SUB AREA DETAIL</b>			
Int vs Ext:	S			Other Features:	32819												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.45000005												
# Heat Sys:				NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	664428												
% Com Wall:		% Sprinkled:		Depreciation:	135543												
				Deprecated Total:	528885												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:											
Make:		Model:		Ind.Val:													
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 020.A-0003-0308.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			